

PLANNING AND ZONING COMMISSION DAFT MINUTES OF DECEMBER 1, 2014

PUBLIC HEARING AGENDA Item #14- S141204 - Site Plan - Avera (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for the approval of a Site Plan for a 345,150 square-foot industrial warehouse distribution center. The subject properties (Joseph C Reed Abst 1729 TR 4.3, 4.5 and TR 4.6, P H Ford ABST 1711 TR 3 and TR 3.5) are located on the northwest corner of N Highway 161 and January Ln and within the SH-161 Overlay District. The applicant is Rick Kight, Park 161, LLC and the owners are David O'Connor, Series Trust, Durward Moore, Grand Prairie Series Trust 2003-1, Lauren Butler, Pooled Funds Trust, Durward Moore, 19th Street Trust, and C.M. Edwards, Daisy Field Trust.

Mr. Hinderaker stated the applicant, AVERA Companies, intends to develop the 18.82 acre tract of land located at the northwest corner of January Lane and the S.H. 161 as speculative industrial warehouse facility as allowed by PD-347. The applicant hopes to lease the proposed 345,150 square foot warehouse to a single tenant, but has submitted a site plan design that is capable of housing two tenants. The PD allows for a third tenant provided a third office suit and entrance feature is added to the building. Outdoor storage is limited to truck and trailer parking. To accommodate the potential for multi-tenant use, the warehouse façade will accommodate up to two tenants with 54 dock bays. The warehouse is to be constructed of concrete tilt wall, glass, stone and metal accent panels in keeping with both the approved PD-347 & Concept Plan and in substantial conformance with the design standards of the S.H. 161 Corridor Overlay District. To mitigate against any potential noise issues with the neighboring residential developments to the west and north and to meet the flat wall articulation standards of the overlay district, the applicant will construct wing walls on the west and east sides of the building to buffer the any noise produced by the trucks in the loading areas. However, the applicant is seeking some relief of the overlay articulation standards that requires the width of the articulation zone to be 3x the height of the building. The applicant is proposing a width that is 2x the height. In addition, the applicant is seeking full relief of the stone/masonry requirement that a minimum of 15% of the articulation zone be finished in stone/masonry. An appeal of this standard is necessary.

Mr. Hinderaker stated two access points are proposed from January Lane and a third from S.H. 161 Frontage Road. However, according to the applicant, the S.H. 161 Frontage Road access will likely be limited to passenger vehicles due to the steep grade of the access. Therefore, primary truck traffic will enter and exit the facility via January Lane and travel to and from the facility using S.H. 161. Trucks are prevented from traveling west bound on January Lane from the site as January Lane is posted as a no truck route. In addition, per approved PD-347, the applicant is required to post signs at the exits of the facility alerting truck drivers entering January Lane that no west bound truck movement is permissible. As submitted, the site plan includes this provision. The facility will have 34 trailer parking spaces located at the south side of the building running parallel with January Lane. The proposal also includes 170 passenger

vehicle parking spaces along the east and west sides of the building. The parking and access standards are met or exceeded. The property is proposed to be fully enclosed with a perimeter fence and security gates at all access points. On-site security guards may be provided depending on the needs of future tenants. A "Type-1" masonry fence is provided along all residential adjacency lot lines, specifically along the west property line and the western most 400-feet of the north property line. Additional, a 15-foot landscape buffer is provided along same west and the north property lines abutting the residentially zoned properties. A 30-foot landscape buffer is provided between the parking lots and drive areas along January Lane and S.H. 161 Frontage Road. Perimeter parking lot screening is provided and offset every six feet per linear sixty feet of length, as required adjacent to ROW.

Mr. Hinderaker stated the applicant is providing a total landscaping area of over 19% of the property, which far exceeds the required 4%. The proposed landscaping plantings (trees, shrubs, and turf, etc. is in compliance with Article 8 of the UDC). As stipulated within PD-237, the applicant has indicated it is their intent to fully comply with the minimum landscaping standards of the UDC and S.H. 161 Corridor Overlay. A double sized dumpster screening enclosure is provided at the northwest corner of the property. However, the enclosure is within the 50-foot setback buffer required of all non-residential uses abutting a residentially zoned property. An appeal of this standard is necessary.

Mr. Hinderaker stated the applicant is requesting a reduction of articulation zone width from 3x the building height to 2x the building height. In addition the applicant is seeking full relief of the stone/masonry requirement that a minimum of 15% of the articulation zone be finished in stone/masonry, and the applicant is requesting relief of the 50-foot setback buffer required of all non-residential uses abutting a residentially zoned property to allow the dumpster enclosure to be placed approximately 35 feet from the western property line.

Mr. Hinderaker stated since the applicant is requesting the above noted appeals the Development Review Committee is not able to recommend full approval of this case.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Rick Kight and Peter Billipp with Park 161, LLC, 7880 San Felipe, #250, Houston, TX was present representing the case and to respond to questions from the Commission.

Max Coleman, 9n Heritage Court, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S141204 per staff's recommendations. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Gray, Johnson, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**